

MIDDLEBURY SHORT PLAT

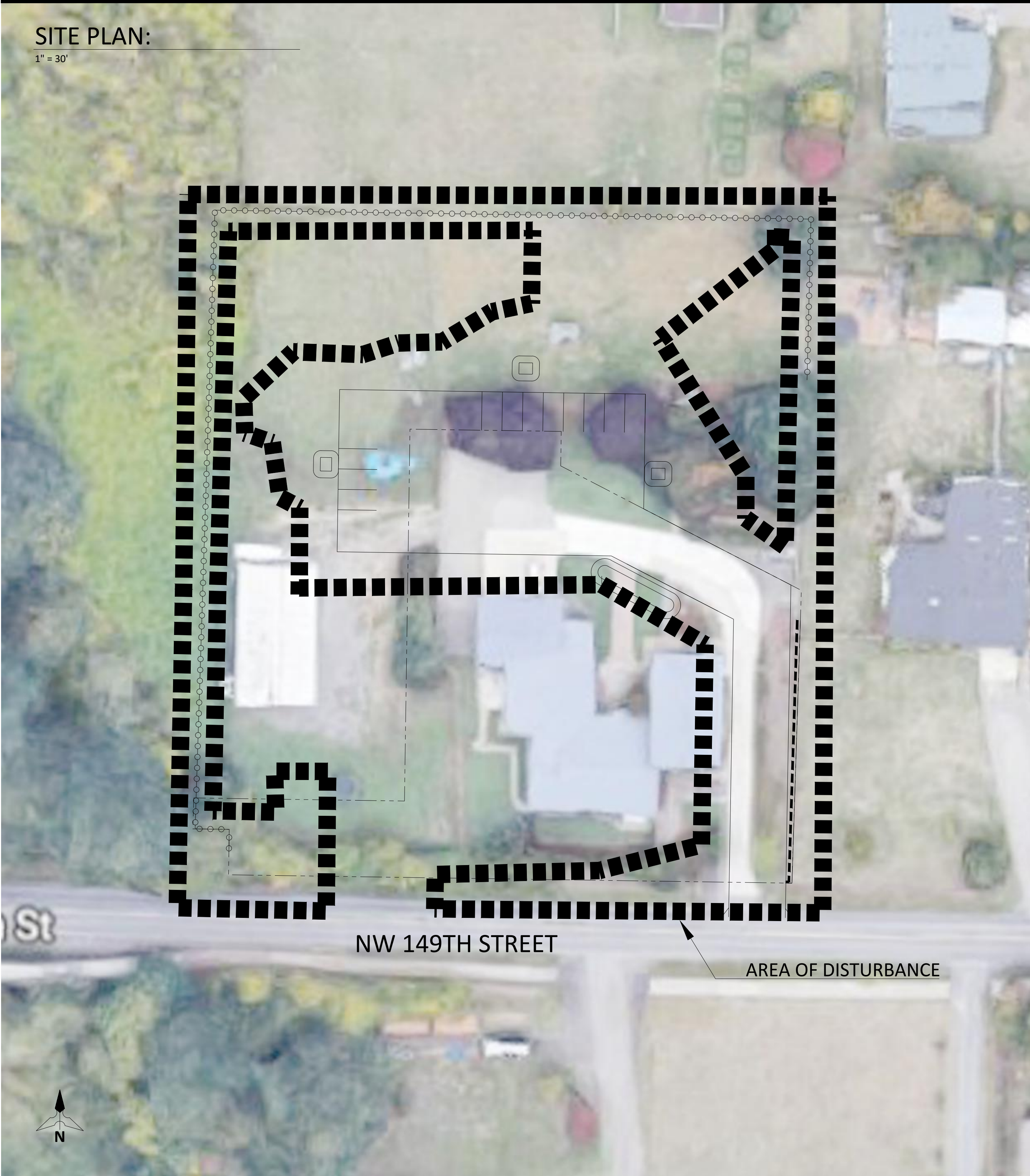
PROPOSED DEVELOPMENT PLANS

CLARK COUNTY, WASHINGTON

PREPARED BY:
STANDRIDGE
PLANNING | ENGINEERING | SURVEYING
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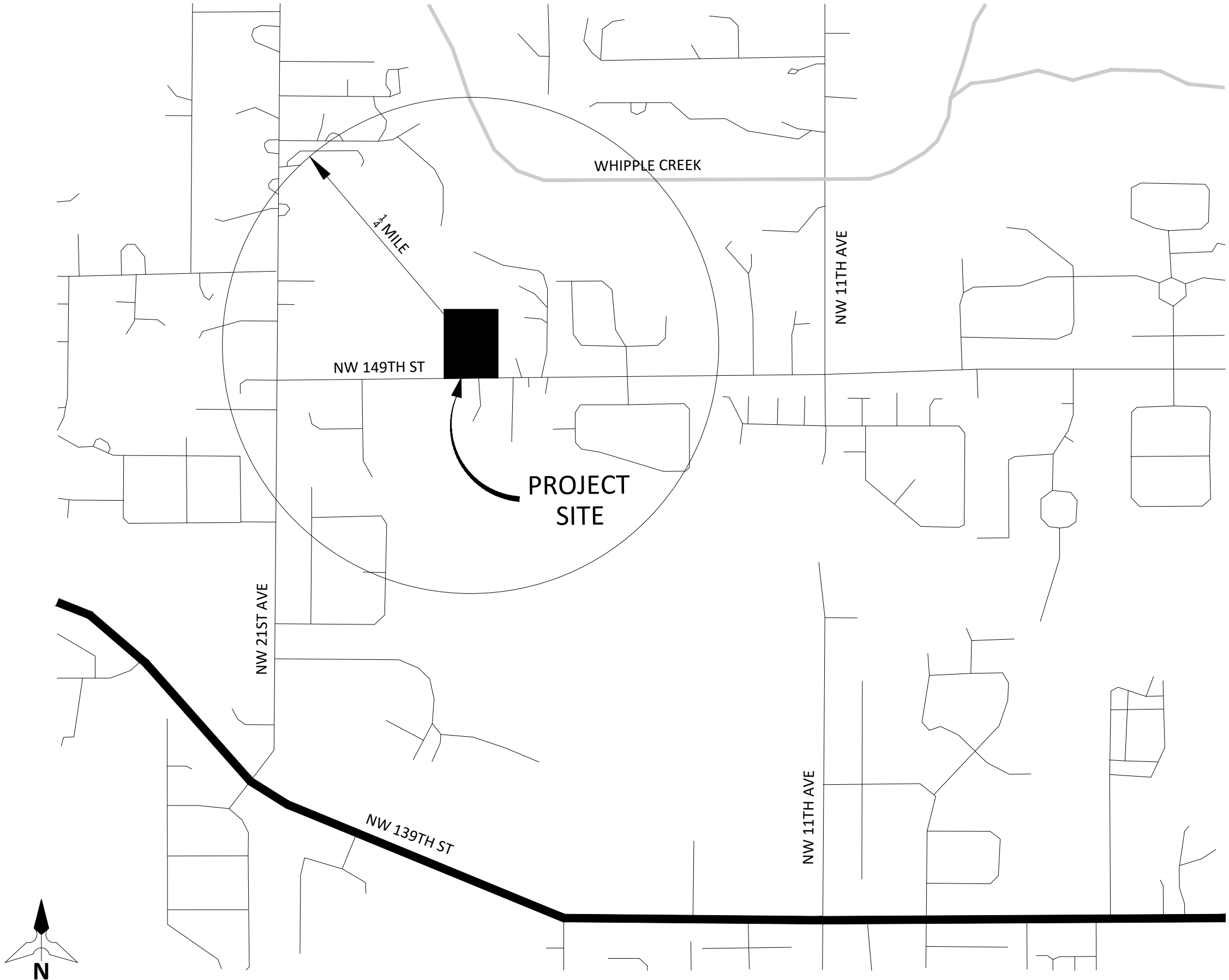
SITE PLAN:

1" = 30'



VICINITY MAP:

NTS



SITE DATA:

LOCATION
1712 NW 149TH STREET
VANCOUVER, WA, 98685

PARCEL
184967015

ZONING
CITY OF VANCOUVER: SINGLE FAMILY RESIDENTIAL (R1-10)

PROJECT AREA
77,433 SQUARE FEET (1.78 ACRES)

AREA OF DISTURBANCE
40,298 SQUARE FEET (0.93 ACRES)

BENCHMARK DATA
BASIS OF BEARINGS IS NORTH 89° 08' 19" WEST
BETWEEN FOUND MONUMENTS "A" AND "B" PER
SHORT PLAT BOOK 1, PAGE 784.
ELEVATIONS ARE REFERENCED TO CLARK COUNTY
BENCHMARK BLISS-7, ELEVATION 170.71 CLARK
COUNTY DATUM, LOCATED AT THE NE CORNER OF
THE INTERSECTION OF NW 21ST AVE AND BLISS RD.

TEAM MEMBERS:

PROPERTY OWNER/APPLICANT
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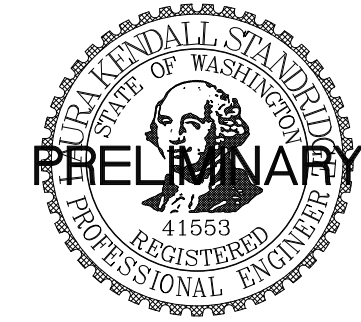
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PREPARED FOR:



REV.	DATE	DESCRIPTION

COVER SHEET

PROJECT NO.: MMM001
DESIGN BY: JMB
REVIEWED BY: LKS
DATE: 04/04/2022

SHEET

MIDDLEBURY SHORT PLAT
1712 NW 149TH STREET, VANCOUVER, WA, 98685

CLARK COUNTY STANDARD PLAN NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CLARK COUNTY CODE (CCC), CLARK COUNTY STREET AND ROAD STANDARDS (CCSRs), CLARK COUNTY STANDARD DETAILS MANUAL (CCSDM) AND THE LAND USE CONDITIONS OF APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS.
2. APPROVAL OF ROADWAYS, GRADING, EROSION CONTROL AND DRAINAGE PLAN BY CLARK COUNTY DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
3. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DEPARTMENT OF COMMUNITY DEVELOPMENT, ENGINEERING SERVICES (DCDES) CONSTRUCTION INSPECTION SECTION OF THE ENGINEERING SERVICES DIVISION, THE APPLICANT, AND THE APPLICANT'S CONSULTING ENGINEER AND CONSTRUCTION REPRESENTATIVES.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH THE NUISANCE ORDINANCE CCC 9.14.010(3); NORMALLY, THIS IS 7A.M. TO 10 P.M. SEVEN DAYS A WEEK.
6. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS AND/OR RIGHT OF ENTRIES PRIOR TO CONSTRUCTION WORK.
7. ALL FRANCHISED UTILITIES (I.E. GAS, ELECTRIC, PHONE) OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEETS ALL REQUIREMENTS OF CCSRs (CCC 40.350.030) IS SUBMITTED TO THE DCDES CONSTRUCTION INSPECTION SECTION THREE DAYS PRIOR TO CONSTRUCTION.
8. DATUM SHALL BE CLARK COUNTY DATUM NGVD 1929(47) UNLESS OTHERWISE APPROVED BY DCDES.
9. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, WITHIN THE ROADWAY PRISM (CCC40.350.030(C)(4)(E).
10. ALL ROADWAY SUBGRADE WITHIN THE ROADWAY PRISM SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 (WSDOT 2-06.3).
11. OPEN CUTTING OF EXISTING ROADWAYS SHALL NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DCDES AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH CLARK COUNTY CODE (SEE STANDARD TRENCH RESTORATION NOTES OF STANDARD DETAILS MANUAL).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. SECTION 1-07.23, "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.
13. STORM DRAIN, EROSION CONTROL, TRENCH RESTORATION, GRADING, AND SIGNING & STRIPING GENERAL NOTES PER STANDARD PLANS D1.0, ECN1 AND UGN RESPECTIVELY ARE MADE PART OF THESE NOTES, AND ARE TO BE INCLUDED IN THE CONSTRUCTION PLAN SET.
14. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

STRUCTURAL NOTES:

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY CLARK COUNTY BUILDING DEPARTMENT AND/OR PUBLIC WORKS DEPARTMENT, AND WSDOT BRIDGE SECTION PRIOR TO CONSTRUCTION.

RECOMMENDED CONTRSUCTION SEQUENCE FOR EROSION CONTROL:

1. PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CLARK COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CLARK COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
14. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVE IF APPROPRIATE.

TRANSPORTATION NOTES (PUBLIC RIGHT OF WAY)

1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICE OF CLARK COUNTY AND THE 2018 EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY WSDOT AND APWA.
2. CLARK COUNTY TRANSPORTATION SERVICES STANDARD DETAILS SHALL BE UTILIZED IN THE CONSTRUCTION OF THE TRANSPORTATION ELEMENTS OF THESE PLANS.
3. STREET SIGNING AND STRIPING SHALL BE INSTALLED BY THE DEVELOPER. ALL STREET SIGNS AND STRIPING SHALL BE INSTALLED PER THE MUTCD.
4. ALL CONSTRUCTION WITHIN CITY OF VANCOUVER OR CLARK COUNTY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.
5. STREET LIGHTING WILL BE INSTALLED BY THE DEVELOPER PER P.U.D. APPROVED STREET LIGHTING PLANS.
6. PRE-PAVING AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF VANCOUVER CONSTRUCTION OFFICE AND CITY INSPECTOR FOR BOTH SANITARY SEWER AND STORM SEWER, PRIOR TO PAVING.
7. PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER W.S.D.O.T. SPECIFICATIONS.
8. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS WILL REQUIRE A REQUEST FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE CITY'S ENGINEER AND CITY INSPECTOR.
9. ALL PAVEMENT SHALL BE STRAIGHT CUT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
10. ALL ADA PEDESTRIAN RAMPS SHOWN ON THE PLANS AND ON THE DETAIL SHEETS SHALL BE CONSTRUCTED WITH THE PROJECT. WHERE THE SIDEWALK ENDS AT THE PROPERTY LINE, A PEDESTRIAN RAMP SHALL BE PROVIDED TO ACCOMMODATE WHEEL CHAIR ACCESS. SIDEWALKS SHALL BE CONSTRUCTED WITH THE PROJECT WHERE THERE IS AN EXISTING HOUSE, DRAINAGE SWALE, ETC. OR ALONG AN ARTERIAL THAT DOES NOT ALLOW ACCESS FROM THE NEW LOTS.
11. SUBGRADE PREPARATION DURING WET OR WINTER TIME CONSTRUCTION IS USUALLY/OFTEN NOT FEASIBLE. A WET OR WINTER TIME PLAN SHALL BE SUBMITTED TO CLARK COUNTY, DEVELOPMENT ENGINEERING STAFF FOR REVIEW AND APPROVAL IF THE CONTRACTOR PLANS TO COMMENCE WITH CONSTRUCTION DURING WET WEATHER CONDITIONS. IF PAVING FROM OCTOBER 15TH TO MARCH 30TH, A WET WEATHER SUBGRADE PREPARATION PLAN IS REQUIRED. THE SUBGRADE MUST BE OVER EXCAVATED AND A GEOTEXTILE LINER USED. THE INSPECTOR SHALL APPROVE A COMPLETE PROOF ROLL TEST ON BOTH SIDES OF THE STREET.
12. ALL TRAFFIC SIGNAL INTERCONNECT CONDUITS AND CABLES (COPPER OR FIBER OPTIC) SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES. DUE TO THE IMPORTANCE OF MAINTAINING THESE COMMUNICATIONS, ANY DAMAGES TO THESE CABLES AND CONDUITS CAUSED BY THE CONTRACTOR OR ANY OF ITS AFFILIATES SHALL BE REPORTED WITHIN 2 HOURS TO OPERATIONS COUNTER DISPATCH AT (360) 696-8177 AND REPAIRED WITHIN 48 HOURS UNLESS OTHERWISE APPROVED BY CITY TRAFFIC ENGINEER. IF THIS REPAIR CAN NOT BE COMPLETED IN ALLOTTED TIME, WORK WILL BE DONE BY THE CITY OR ITS DESIGNEE AND ALL COSTS INCLUDING ANY OVERHEAD COSTS SHALL BE INVOICED TO THE CONTRACTOR.
13. ALL TRAFFIC SIGNALS SHALL REMAIN IN OPERATION DURING CONSTRUCTION ACTIVITIES, EXCEPT AS INDICATED ON THE PLANS. ANY DAMAGES CAUSED BY THE CONTRACTOR OR ANY OF ITS AFFILIATES TO THE EXISTING TRAFFIC SIGNAL CONDUIT, WIRING, POLES, MAST ARMS, SIGNAL INDICATIONS, LOOP DETECTORS, AND OTHER RELATED COMPONENTS SHALL BE REPORTED WITHIN 24 HOURS UNLESS OTHERWISE APPROVED BY ENGINEER. IF THIS REPAIR CAN NOT BE COMPLETED IN ALLOTTED TIME, WORK WILL BE DONE BY THE CITY OR ITS DESIGNEE AND ALL COSTS INCLUDING ANY OVERHEAD COSTS SHALL BE INVOICED TO THE CONTRACTOR.
14. THE DEVELOPER SHALL CONSIDER MEASURES THAT PROVIDE UN-INTERRUPTED AND FULL OPERATION OF THE TRAFFIC SIGNAL(S) LOCATED AT ALL INTERSECTIONS AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT. THESE MEASURES SHALL INCLUDE VEHICLE DETECTIONS AND PEDESTRIAN MOVEMENTS ON ALL APPROACHES IN A WAY THAT NORMAL OPERATION CONTINUES; FOR INSTANCE INSTALLATION OF VIDEO DETECTION BEFORE LOOP DETECTIONS ARE SEVERED. THE DEVELOPER SHALL COORDINATE WITH CITY OF VANCOUVER'S INSPECTORS FOR TRAFFIC SIGNAL MODIFICATIONS AND/OR ANY OTHER ACTIVITY THAT WOULD IMPACT THE NORMAL OPERATION OF THE CITY'S TRAFFIC SYSTEM AS PART OF THE TEMPORARY TRAFFIC CONTROL.
15. ALL DAMAGED LOOP DETECTIONS SHALL BE REPLACED WITHIN 48 HOURS UNLESS OTHERWISE APPROVED BY THE CITY OF VANCOUVER'S INSPECTOR OR TRAFFIC ENGINEER.
16. CONTRACTOR SHALL REPORT ALL DAMAGES IMMEDIATELY TO THE CITY'S CONSTRUCTION SERVICES OFFICE AT (360) 487-7750 OR CONTACT THE INSPECTOR ON THE JOB.
17. SHOULD ANY ITEM OF ARCHAEOLOGICAL INTEREST (VMC 20.710.090) BE FOUND DURING DEVELOPMENT, YOU ARE REQUIRED TO STOP WORK AND NOTIFY THE PLANNING CASE MANAGER IN DEVELOPMENT REVIEW SERVICES AT (360) 487-7800, AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION AT (360) 753-4011 IMMEDIATELY. FAILURE TO DO SO COULD RESULT IN A FELONY CONVICTION.
18. AN ALTERNATE PEDESTRIAN ACCESSIBLE ROUTE OF TRAVEL IS REQUIRED WHEN AN EXISTING ACCESSIBLE ROUTE IS BLOCKED DURING CONSTRUCTION. THE ALTERNATE ACCESSIBLE ROUTE SHALL MEET MINIMUM ACCESSIBLE STANDARDS AS SET FORTH IN THE LATEST VERSION OF THE AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES MANUAL.

UTILITY NOTES

1. ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
2. CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH CLARK COUNTY CODE AND STANDARD DRAWINGS.
3. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE MINIMUM 36-INCH COVER TO FINISHED GRADE.
4. ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE CITY OF VANCOUVER REQUIREMENTS AND STANDARDS PRIOR TO ANY METER HOOK-UP SERVICE.
5. BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
6. CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM.
7. CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SEWER LINES.
8. FOR CROSSINGS OF SANITARY SEWER LINES, THE WASHINGTON STATE DEPARTMENT OF ECOLOGY CRITERIA SHALL APPLY.

PRIVATE GRADING NOTES

1. ALL SURFACES SHALL HAVE MINIMUM 2.0% SLOPE AND SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY. MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
3. CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR AT DRIP-LINE OF EXISTING TREES. SEE TREE PROTECTION SPECIFICATIONS AND NOTES. NO PARKING VEHICLES UNDER TREES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE PROJECT AREA. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
7. ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY QUALIFIED SURVEYOR, BASED ON DIMENSIONS AND BEARINGS AS SHOWN ON THE PLANS CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN WASHINGTON.
8. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.

TRANSPORTATION GRADING NOTES

1. ALL CONSTRUCTION WITHIN CLARK COUNTY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.
2. THE APPLICANT MAY BE REQUIRED TO PROVIDE FLAGGING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES FOR SAFE TRUCK ACCESS ONTO PUBLIC STREETS. ALL SUCH DEVICES SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND THE MODIFICATIONS TO THE MUTCD FOR STREETS AND HIGHWAYS FOR THE STATE OF WASHINGTON.
3. IN ORDER TO ENHANCE TRAFFIC AND SAFETY ELEMENTS, THE APPLICANT SHALL MAINTAIN ADEQUATE SIGHT DISTANCE AT THE SITE ACCESS POINTS AND INTERSECTIONS. DRIVEWAY EXITS SHALL MEET THE SIGHT DISTANCE REQUIREMENTS PER WMC 11.80-140, CITY STANDARD PLAN T04-03 AND T04-04. ANY OBSTRUCTIONS BY LANDSCAPING, SIGNING, PARKING, BUILDINGS, OR OTHER OBJECTS ARE UNSAFE. THE APPLICANT SHALL ENSURE THAT NONE OF THESE INTERFERE WITH VISION CLEARANCE REQUIREMENTS.
4. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.
5. SHOULD ANY ITEM OF ARCHAEOLOGICAL INTEREST (VMC 20.710.090) BE FOUND DURING DEVELOPMENT, YOU ARE REQUIRED TO STOP WORK AND NOTIFY THE PLANNING CASE MANAGER IN DEVELOPMENT REVIEW SERVICES AT (360) 487-7800, AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION AT (360) 753-4011 IMMEDIATELY. FAILURE TO DO SO COULD RESULT IN A FELONY CONVICTION.
6. ANY PUBLIC, OR PRIVATE, CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CITY OF VANCOUVER STANDARDS.
7. IF ANY FILL IS PROPOSED WITHIN CURRENT, OR FUTURE, RIGHT-OF-WAY THE CONTRACTOR SHALL PLACE SUCH FILL IN ACCORDANCE WITH 2018 WSDOT STANDARD SPECIFICATIONS SECTION 2-03.3(14)C METHOD B.
8. IF ANY SEDIMENT IS TRACKED INTO THE PUBLIC RIGHT-OF-WAY A WHEEL WASH OR CONSTRUCTION ENTRANCE MAY BE REQUIRED AT THE INSPECTOR'S DISCRETION.

MATERIAL NOTES

1. MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
2. ALL PRIVATE ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, FITTINGS SHALL CONFORM TO THE WASHINGTON STATE PLUMBING SPECIALTY CODE, LATEST EDITION. PUBLIC ON-SITE UTILITIES SHALL CONFORM TO THE CITY OF VANCOUVER STANDARD REQUIREMENTS.
3. ON-SITE WATER MAINS SHALL BE DI PIPE, CLASS 52 CONFORMING TO AWWA C151, UNLESS OTHERWISE NOTED. WATER MAIN BETWEEN THE METER VAULT AND BACKFLOW VAULT SHALL BE COPPER TUBING CONFORMING TO ASTM B88, SILVER SOLDER, UNLESS OTHERWISE NOTED.
4. ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS 'N-12' OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATERTIGHT JOINTS, UNLESS OTHERWISE NOTED.
5. ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE, UNLESS OTHERWISE NOTED.
6. ON-SITE AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
7. ON-SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35, UNLESS OTHERWISE NOTED.

GENERAL NOTES

PROJECT NO.: MMM001
DESIGN BY: JMB
REVIEWED BY: LKS
DATE: 04/04/2022

SHEET

02

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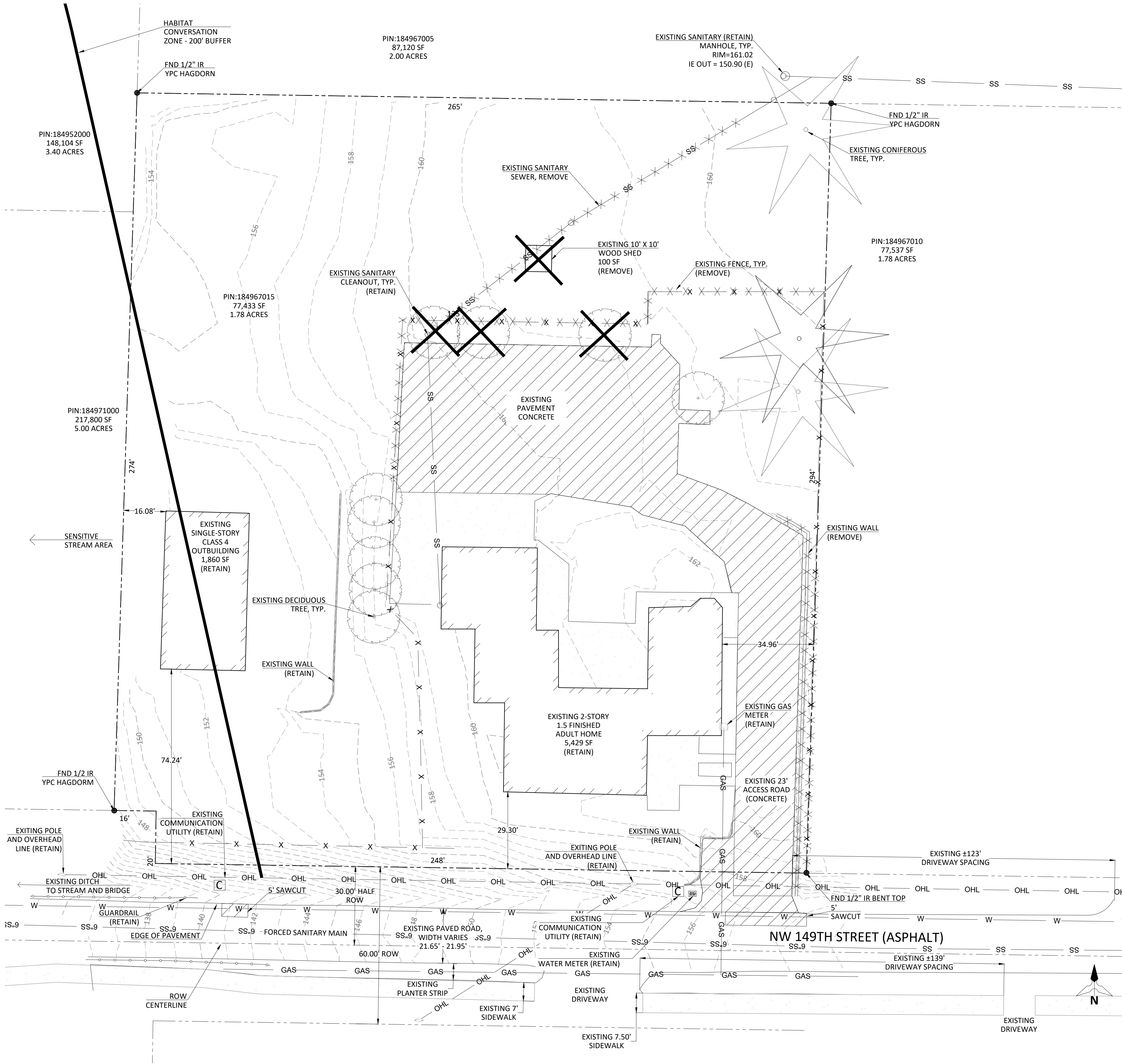
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GENERAL NOTES

MIDDLEBURY SHORT PLAT
1712 NW 149TH STREET, VANCOUVER, WA, 98685

SHEET



SHEET LEGEND

EXISTING SANITARY CLEAN-OUT

EXISTING SANITARY MANHOLE

SS

EXISTING SANITARY LINE

W

EXISTING WATER LINE

X

EXISTING FENCE

OHL

OVERHEAD LINE

GAS

GAS LINE

EXISTING CONTOUR

EXISTING PAVEMENT (CONCRETE)

PROPERTY LINE

X

REMOVE TREE

X X X X X

DEMOLISH

DEMOLISH

- NOTES:
1.

NO WETLANDS ARE PRESENT ON SITE, PER CASCADIA ECOLOGICAL SERVICES.
2.

NO SHORELINES, STREAMS, FLOOD PLAINS, WATER BODIES, OR SIGNIFICANT HABITAT AREAS ARE LOCATED ONSITE.
3.

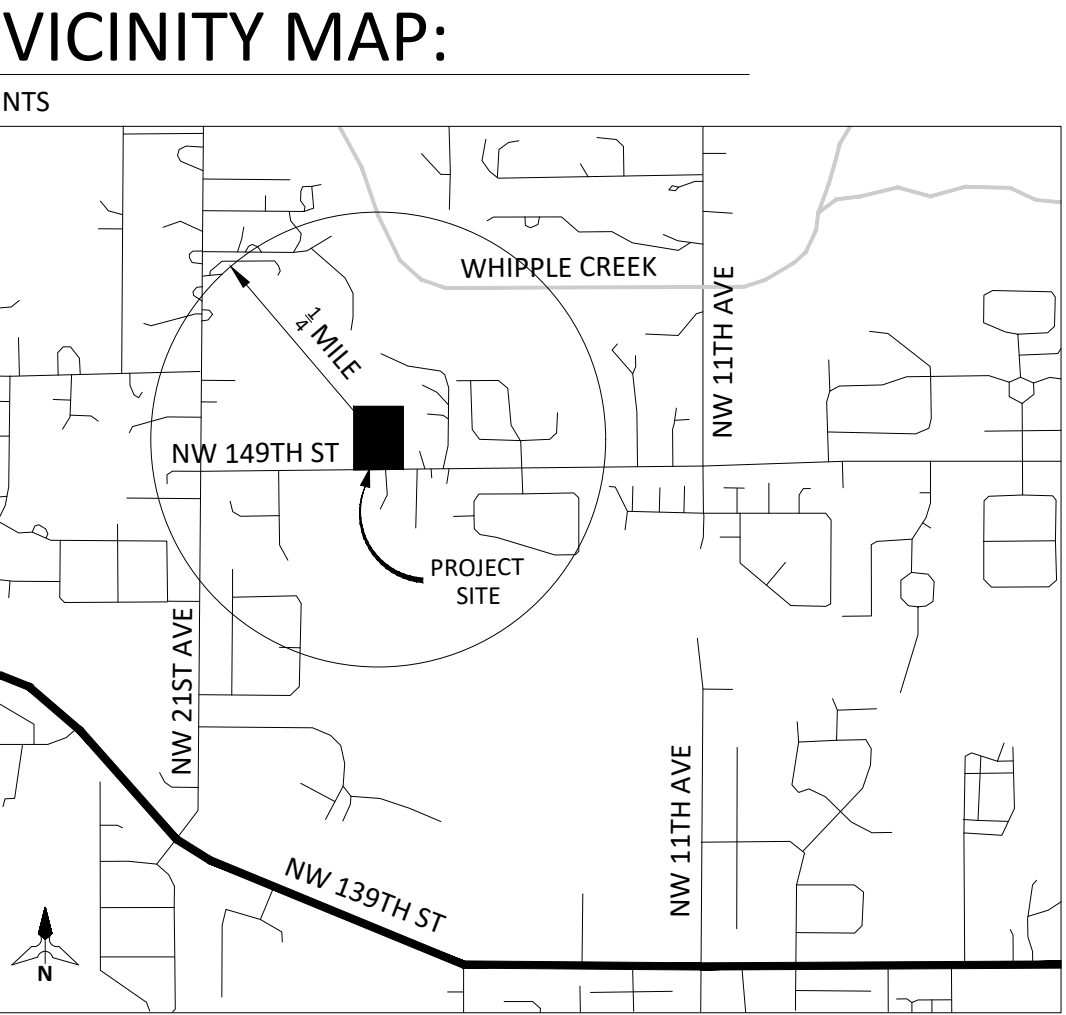
NO HISTORICAL SITES ARE LOCATED ONSITE.
4.

THE EXISTING OUTBUILDING IS COMPRISED OF A SINGLE-STORY FEATURING WOOD AND METAL TYPICAL FOR OUTBUILDING USE.
5.

THE EXISTING DAYSPRING ADULT HOME IS COMPRISED OF 1.5 FINISHED TWO-STORIES AND FEATURES WOOD, BRICK AND ROOFING TYPICAL FOR RESIDENTIAL USE. THE BUILDING IS USED FOR THE DAYSPRING ADULT HOME.
6.

THE EXISTING DRIVEWAY WILL REMAIN.
7.

THE NEAREST FIRE HYDRANT (FH-1335) IS LOCATED OVER 275 FEET TO THE EAST OF THE SITE AT THE NORTHEAST CORNER OF NW 16TH AVENUE AND NW 149TH STREET. THE LOCATION OF FH-1335 IS NOT DEPICTED IN THE PROPOSED DEVELOPMENT PLANS. A NEW PUBLICLY OWNED HYDRANT WILL BE INCLUDED IN DEVELOPMENT. SEE REGIONAL MAP, SHEET 04.



REV.	DATE	DESCRIPTION

EXISTING CONDITIONS

PROJECT NO.: MMM001

DESIGN BY: JMB

REVIEWED BY: LKS

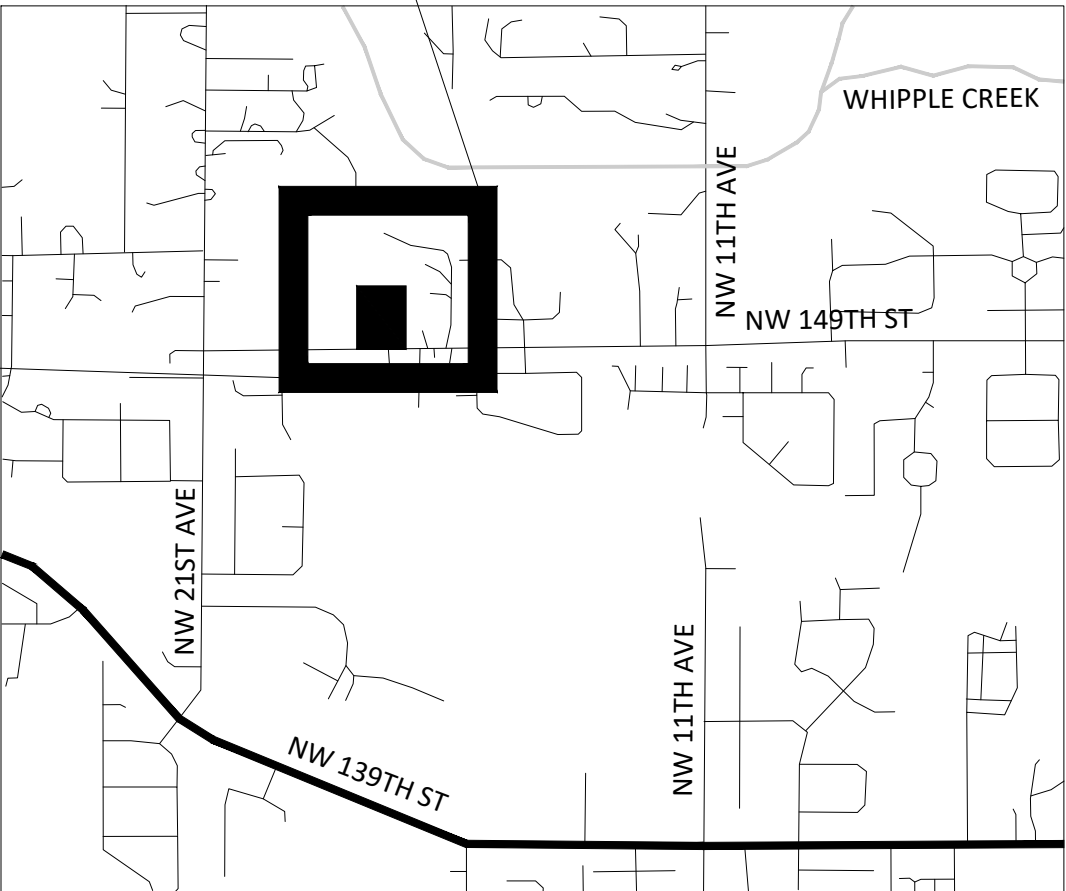
DATE: 04/04/2022

SHEET



SHEET LEGEND	
	PROPERTY LINE
	PROPOSED PAVEMENT
	PROPOSED ADA ROUTE

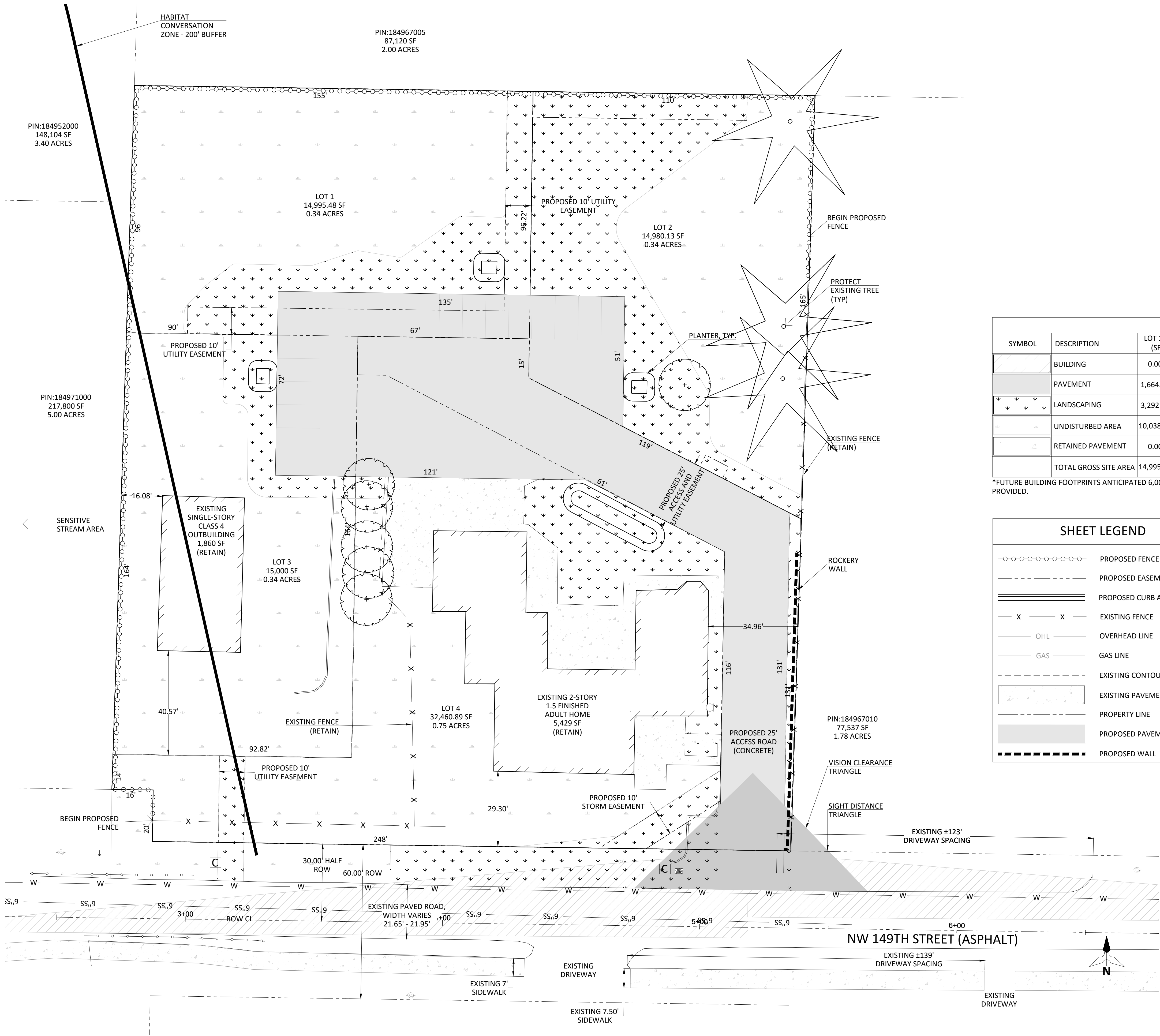
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- THE NEAREST FIRE HYDRANT (FH-1335) IS LOCATED OVER 275 FEET TO THE EAST OF THE SITE AT THE NORTHEAST CORNER OF NW 16TH AVENUE AND NW 149TH STREET. THE LOCATION OF FH-1335 IS NOT DEPICTED IN THE PROPOSED DEVELOPMENT PLANS.




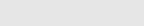
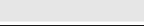


VICINITY MAP:
NTS



REV.	DATE	DESCRIPTION



- NOTES:
1. DEVELOPMENT CONSTRAINTS INHIBIT THE ABILITY TO INCLUDE A DETACHED SIDEWALK ALONG THE SITE'S FRONTAGE ON NW 149TH STREET. FOR MORE INFORMATION, SEE THE WETLAND AND HABITAT PRE-DETERMINATION APPLICATION SUBMITTED TO THE COUNTY ON FEBRUARY 16, 2022 AND THE ROAD MODIFICATION REQUEST PROVIDED TO THE COUNTY ON DECEMBER 30, 2021.
 2. DETACHED SIDEWALKS EXIST OF THE SOUTH SIDE OF NW 149TH STREET AND CONNECT TO SIDEWALK FRONTING NEARBY SCHOOLS.
 3. FOR MORE INFORMATION, SEE THE SCHOOL DISTRICT'S CURRENT WALKING ROUTE EXHIBIT WHICH WAS PROVIDED TO THE COUNTY ON FEBRUARY 16, 2022.
 4. DEVELOPMENT OF BUILDINGS ON LOTS 1, 2 OR 3 ARE NOT INCLUDED WITH THIS SHORT PLAT APPLICATION.
 5. LOTS HAVE BEEN CONFIGURED TO FACILITATE THE FUTURE PROVISION OF 2 OFF-STREET PARKING SPACES PER LOT.
 6. THE NEAREST FIRE HYDRANT (FH-1335) IS LOCATED OVER 275 FEET TO THE EAST OF THE SITE AT THE NORTHEAST CORNER OF NW 16TH AVENUE AND NW 149TH STREET. THE LOCATION OF FH-1335 IS NOT DEPICTED IN THE PROPOSED DEVELOPMENT PLANS. SEE REGIONAL MAP, SHEET 04.
 7. SEE ROAD MODIFICATION REQUEST, INCLUDED IN THIS SUBMITTAL, FOR JUSTIFICATION FOR LEAVING FRONTAGE UNIMPROVED.

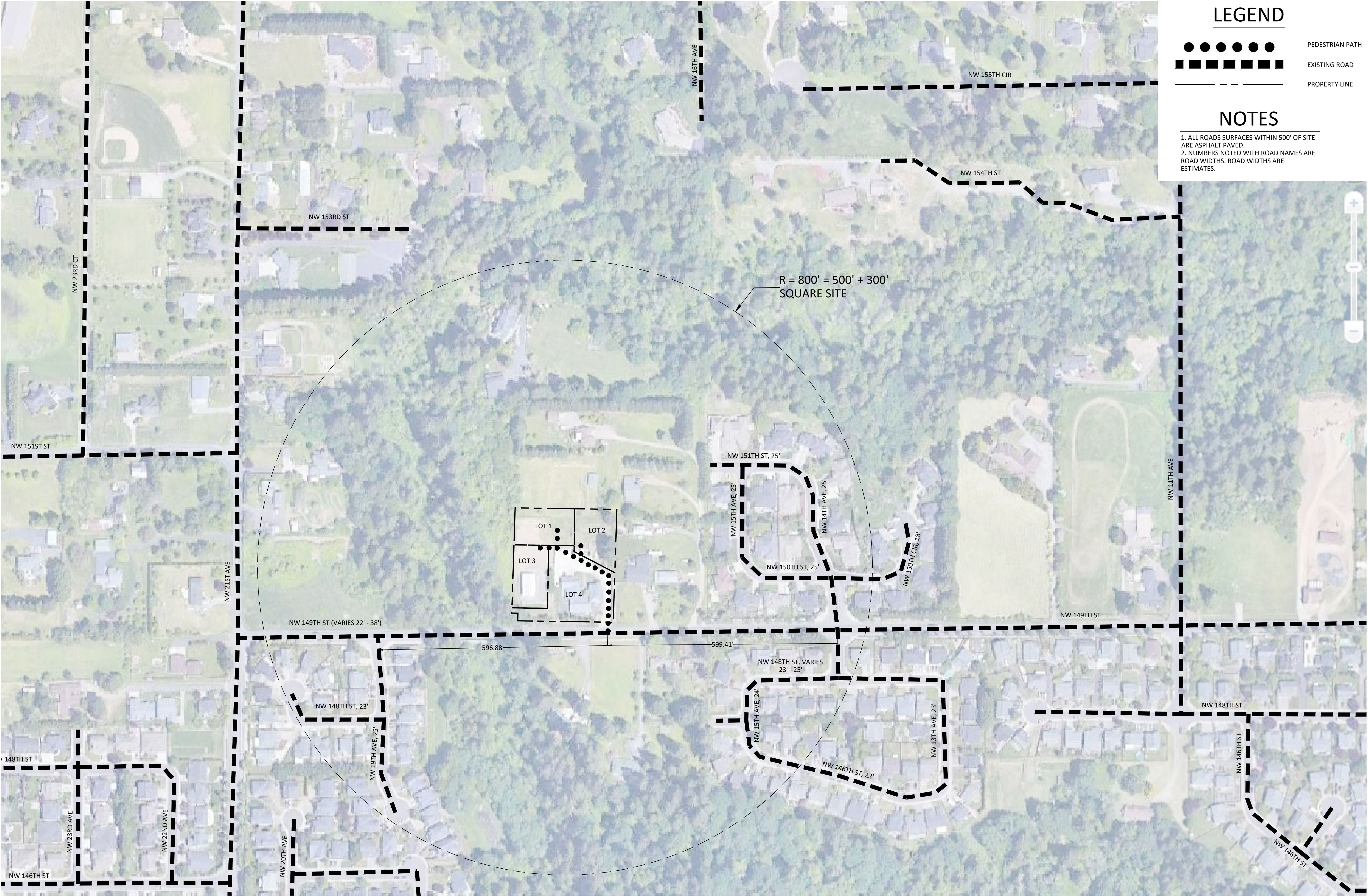
LAND USE LEGEND										
SYMBOL	DESCRIPTION	LOT 1 AREA (SF/AC)	% OF LOT	LOT 2 AREA (SF/AC)	% OF LOT	LOT 3 AREA (SF/AC)	% OF LOT	LOT 4 AREA (SF/AC)	% OF LOT	ROW (SF/AC)
	BUILDING	0.00/0.00	0.00%	0.00/0.00	0.00%	1,931.36/0.04	12.88%	5,521.78/0.13	17.01%	0.00/0.00
	PAVEMENT	1,664.44/0.04	11.10%	1,524.47/0.03	10.17%	1,705.33/0.04	11.37%	9,374.49/0.22	28.88%	395.38/0.01
	LANDSCAPING	3,292.97/0.07	19.15%	6,112.72/0.14	40.81%	1,216.57/0.03	8.11%	4,328.34/0.10	13.33%	2,137.98/0.05
	UNDISTURBED AREA	10,038.07/0.23	69.75%	7,342.62/0.17	49.02%	10,146.74/0.23	67.64%	9,626.50/0.22	29.61%	1792.61/0.04
	RETAINED PAVEMENT	0.00/0.00	0.00%	0.00/0.00	0.00%	0.00/0.00	0.00%	3,626.53/0.08	11.17%	0.00/0.00
	TOTAL GROSS SITE AREA	14,995.48/0.34	100.00%	14,980.13/0.34	100.00%	15,000/0.34	100.00%	32,460.89/0.75	100.00%	

*FUTURE BUILDING FOOTPRINTS ANTICIPATED 6,000 SF AND FUTURE DRIVEWAY CONCRETE ANTICIPATED AT 3,000 SF IN STORM CALCULATIONS. ACTUAL AREAS PROVIDED.

SHEET LEGEND	
	PROPOSED FENCE
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING FENCE
	OVERHEAD LINE
	GAS LINE
	EXISTING CONTOUR
	EXISTING PAVEMENT (CONCRETE)
	PROPERTY LINE
	PROPOSED PAVEMENT
	PROPOSED WALL



REV.	DATE	DESCRIPTION



LEGEND

●●●●●

PEDESTRIAN PATH

■■■■■

EXISTING ROAD

PROPERTY LINE

NOTES

1. ALL ROADS SURFACES WITHIN 500' OF SITE ARE ASPHALT PAVED.

2. NUMBERS NOTED WITH ROAD NAMES ARE ROAD WIDTHS. ROAD WIDTHS ARE ESTIMATES.

PREPARED BY:

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PREPARED FOR:

MIDDLEBURY, LLC

2101 NW 127TH STREET
VANCOUVER, WA 98685



REV.	DATE	DESCRIPTION

CIRCULATION PLAN

MIDDLEBURY SHORT PLAT

1712 NW 149TH STREET, VANCOUVER, WA, 98685

PROJECT NO.:

MMM001

DESIGN BY:

JMB

REVIEWED BY:

LKS

DATE:

04/04/2022

SHEET

06

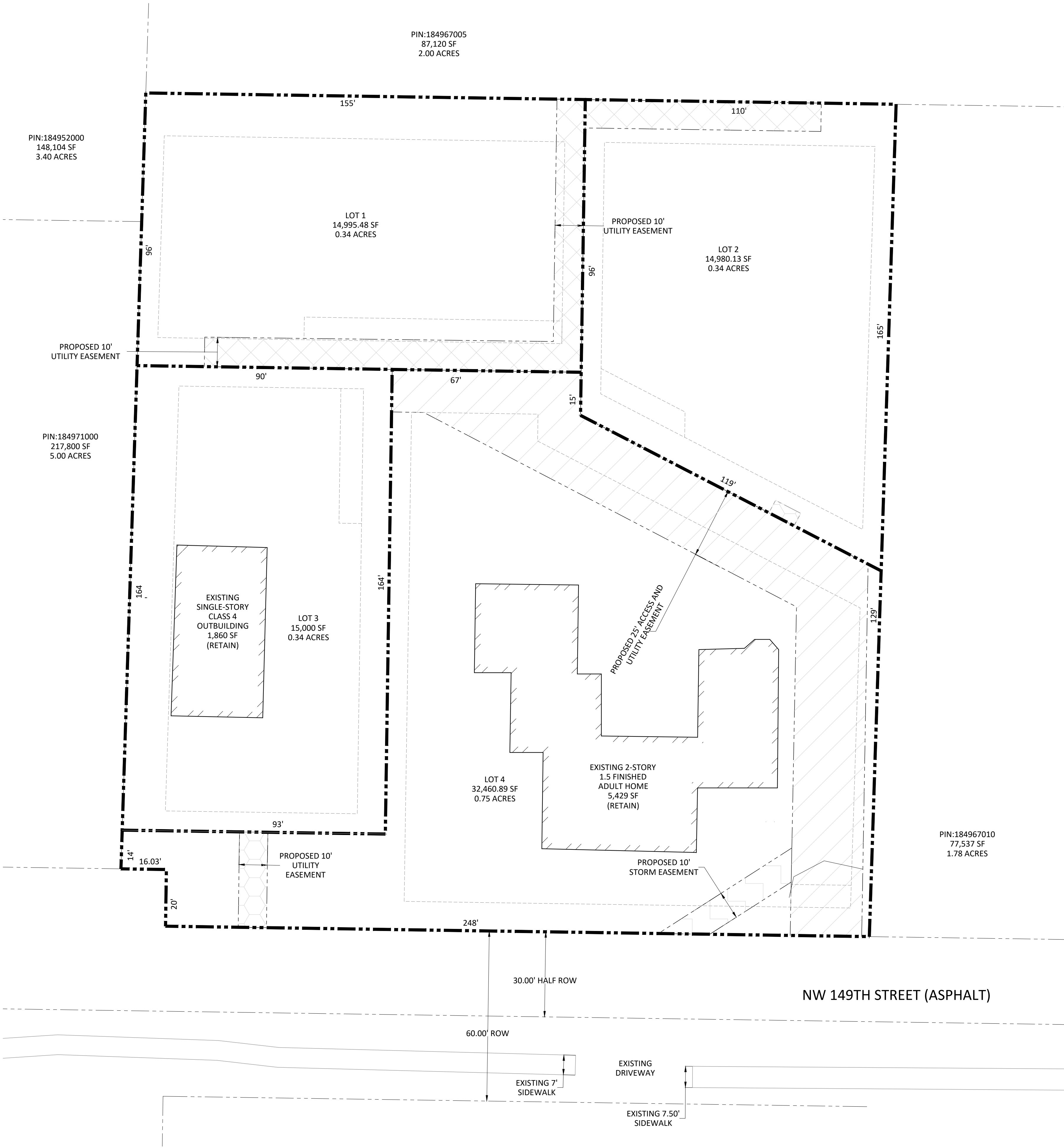
SCALE: 1" = 120'

SHEET SIZE: 22x34

0

120

240



SHEET LEGEND

WATER EASEMENT

SANITARY EASEMENT

ACCESS, STORM, AND WATER EASEMENT

STORM EASEMENT

EASEMENT BOUNDARY

BOUNDARY LINE

SETBACK LINE

SETBACK LEGEND

7'

SIDE SETBACK

10' (18')

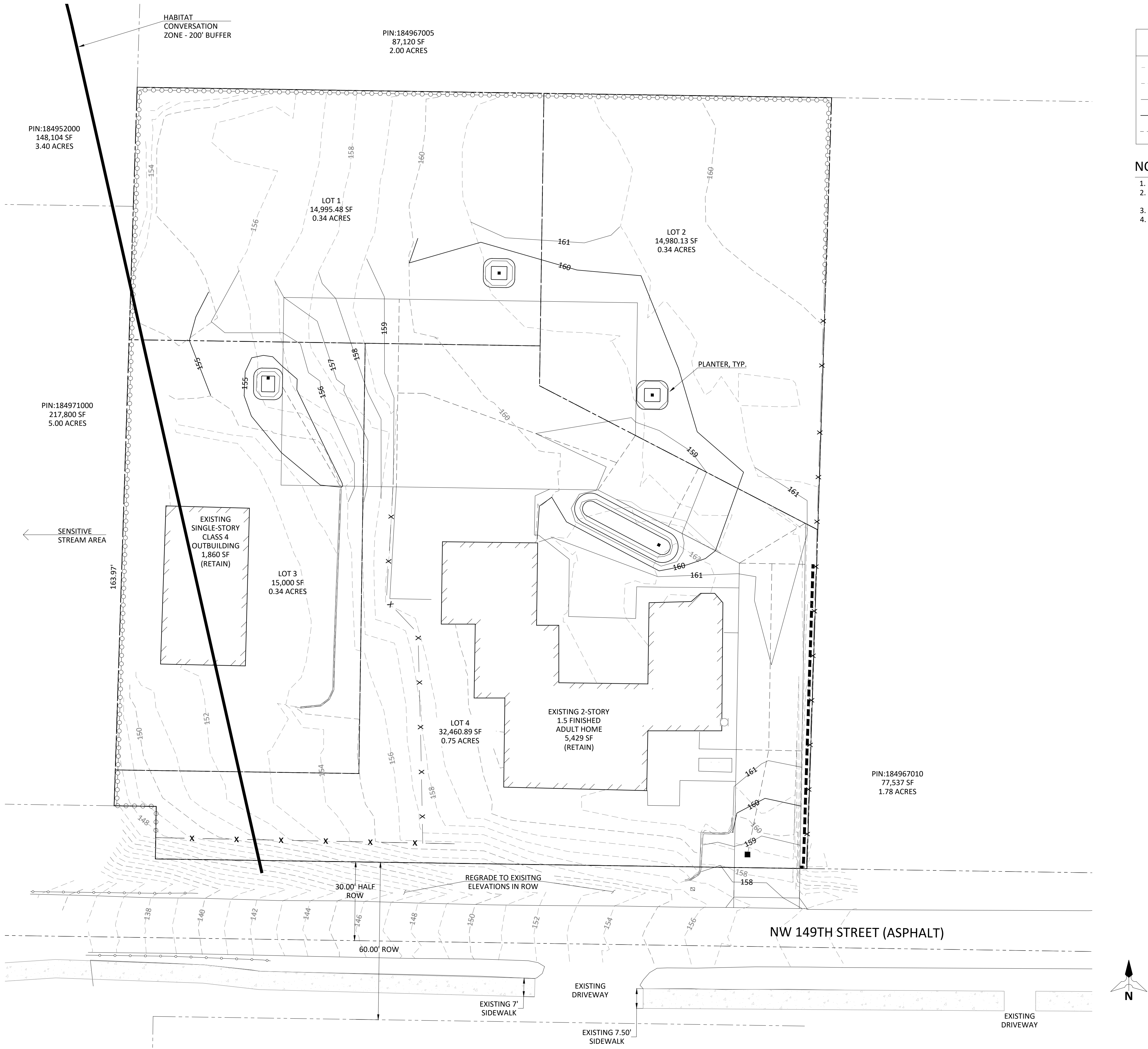
FRONT (GARAGE) SETBACK

15'

REAR SETBACK



REV.	DATE	DESCRIPTION

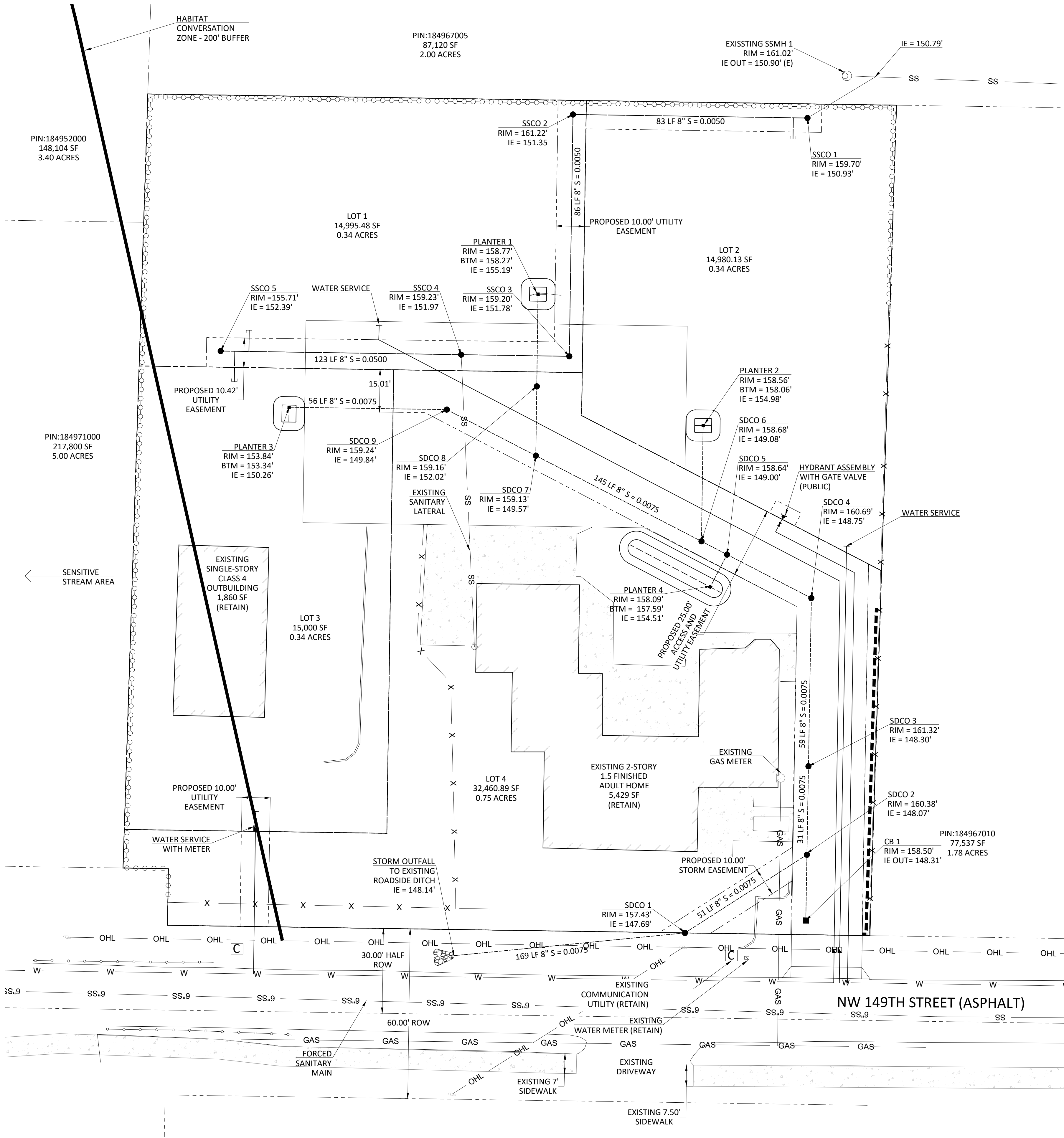


SHEET LEGEND		
	150	EXISTING 2' CONTOUR
	150	EXISTING 10' CONTOUR
	150	PROPOSED 2' CONTOUR
	150	PROPOSED 10' CONTOUR
		PEAK/ VALLEY

- NOTES:
1. PROPOSED CONTOURS ARE TO FINISHED GRADE.
 2. STRIPINGS 94-6") TO BE REMOVED AND REPLACED IN LANDSCAPED AREAS.
 3. EARTHWORK - 825 CY CUT, 125 CY FILL.
 4. NEAREST FIRE HYDRANT (FH-1335) IS LOCATED OVER 275 FEET TO THE EAST AT THE NORTHEAST PORTION OF THE INTERSECTION BETWEEN NW 16TH AVENUE AND NW 149TH AVENUE. IT IS THEREFORE NOT DEPICTED IN THE PROPOSED DEVELOPMENT PLANS.



REV.	DATE	DESCRIPTION



SHEET LEGEND	
	PROPOSED EASEMENT
	OHL OVERHEAD LINE
	GAS GAS LINE
	PROPERTY LINE
	EXISTING SANITARY CLEAN-OUT
	EXISTING SANITARY MANHOLE
	6"SS EXISTING SANITARY LINE
	W-W EXISTING WATER LINE
	SS PROPOSED WATER LINE
	SD PROPOSED SANITARY LINE
	PROPOSED CATCH BASIN
	PROPOSED CLEAN-OUT
	RIP-RAP OUTFALL

NOTES:

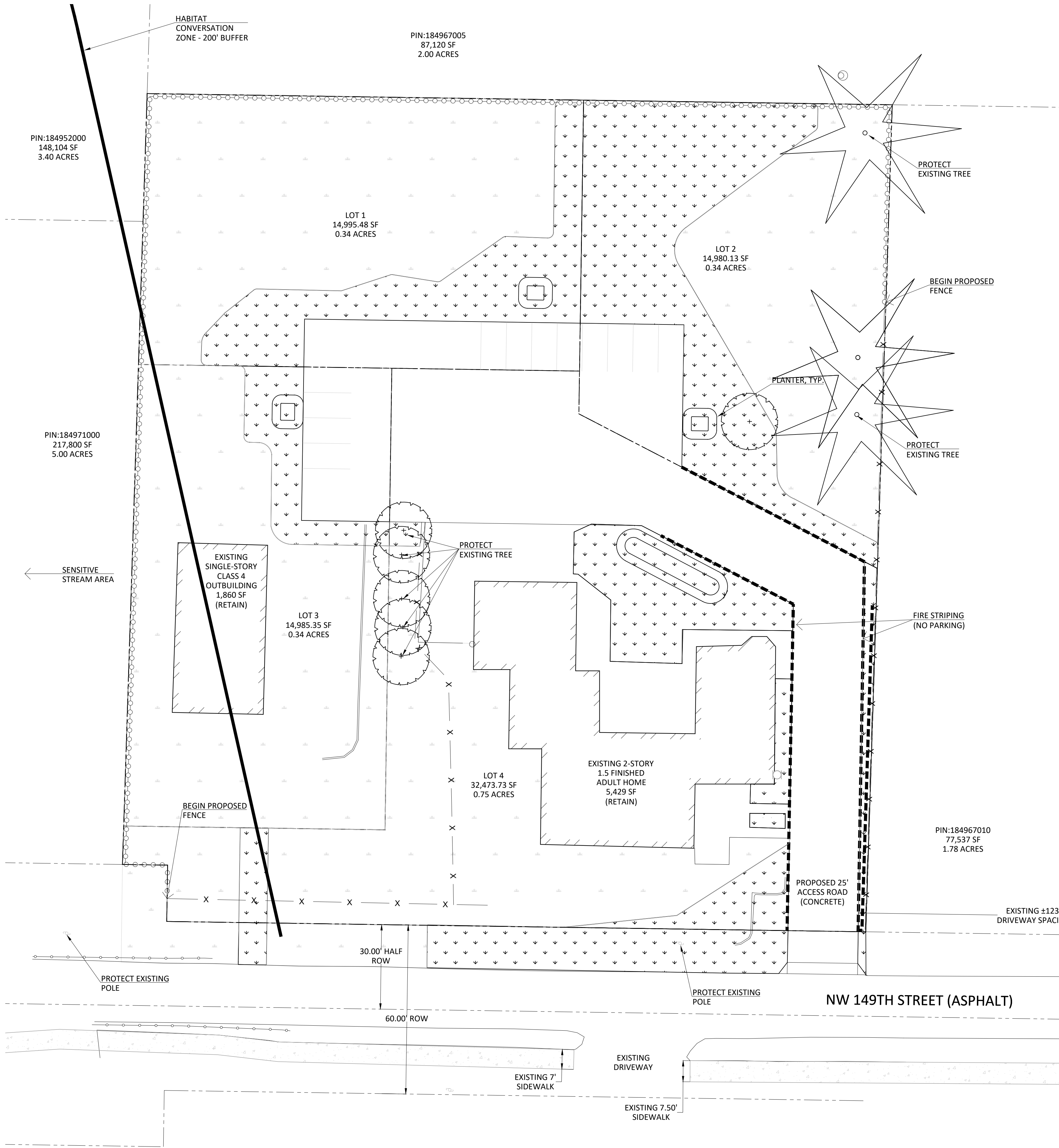
1. DEVELOPMENT OF BUILDINGS ON LOTS 1, 2 OR 3 WILL OCCUR AT A LATER DATE. STORM PLANTER SHOWN, BUT WILL BE DESIGNED AND BUILT WITH BUILDINGS.
2. SEPARATE UTILITY STUB-OUTS PROVIDED FOR EACH PROPOSED LOT.
3. CONTRACTOR TO VERIFY LOCATION OF EXISTING SEWER LATERAL TO REMAIN TO SERVE EXISTING HOUSE.



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PROJECT NO.: MMM001
DESIGN BY: JMB
REVIEWED BY: LKS
DATE: 04/04/2022

SHEET



PLANT MATERIAL LEGEND		
SYMBOL	QTY/ SPACING	DESCRIPTION
	6	EXISTING DECIDUOUS TREES TO REMAIN, SPECIES/SIZE UNKNOWN
	3	EXISTING CONIFEROUS TREE, SPECIES/SIZE UNKNOWN
		EXISTING LANDSCAPING TO BE PROTECTED/ RETAINED
	17,089 SF	FINE LAWN SEE SPECIFICATIONS

- NOTES:
- PLANT PLANTERS WITH TUFTED HAIR GRASS "DESCHAMPSIA CESPITOSA", 18" SPACING.



REV.	DATE	DESCRIPTION

PROJECT NO.: MMM001
DESIGN BY: JMB
REVIEWED BY: LKS
DATE: 04/04/2022

SHEET